S1387-1-U

HOUSING PRODUCTION IN DELAWARE

1989 ANNUAL ISSUE

TABLE 1: STATEWIDE HOUSING PRODUCTION

STRUCTURE	1988 TOTAL	1989 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1989 TOTAL
S-F	5,723	1,156	1,110	1,160	1,045	4,471
M-F	1,621	80	577	253	270	1,180
Total	7,344	1,236	1,687	1,413	1,315	5,651
M-H	1,572	351	408	315	330	1,404
TOTAL	8,916	1,587	2,095	1,728	1,645	7,055

1989 ANNUAL HOUSING PRODUCTION

Housing production in Delaware during 1989 totalled 7,055, a 21% decrease compared to 1988's record 8,916 units. Single-family construction decreased 22% to 4,471 units, while multi-family starts totalled 1,180 units, a 27% decline from 1988. Mobile (manufactured) home sales decreased 11% to 1,404 units. Table 1 above summarizes the total statewide housing production by type and quarter.

In 1989 note that:

- Multi-family starts decreased 27% statewide, with decreases of 34% and 72% respectively in New Castle and Kent Counties. However, Sussex County had a 49% increase in rental housing production due principally to efforts to increase the supply of affordable housing;
- Although overall multi-family starts decreased, the number of multi-family units being built to benefit low-income families increased to 224, a 245% increase over 1988's 65 units. Construction began on five multi-family projects: 50-unit Laverty Lane in Bridgeville financed by HUD through the Delaware State Housing Authority, 50-unit Georgetown II Apartments in Georgetown and 52-unit Walker Woods in Dover both financed by the Delaware State Housing Authority's Housing Development Fund and Tax Credits, 36-unit Hollybrook IV Apartments in Laurel and 36-unit Seaford Apartments in Seaford both financed by Farmers Home Administration. (Seaford Apartments also received Tax Credits from the Authority.) Farmers Home Administration also provided 59 single family construction loans: 3 in New Castle County, 18 in Kent County and 38 in Sussex County;
- Single-family housing construction decreased 26%, 12% and 15% respectively in New Castle, Kent and Sussex Counties;
- Mobile (manufactured) homes titled dropped 21% and 14% respectively in New Castle and Sussex Counties, but increased 7% in Kent County;
- Housing units undergoing substantial rehabilitation (e.g. building an addition, installing indoor plumbing, renovating a fire-damaged unit, etc.) rose 34% to 2,475 with New Castle County recording 1,984, Kent County 191 and Sussex County 300. State and local efforts to bring properties up to housing code requirements contributed significantly to these numbers. Average cost per unit was $30,055, up 81% from last year;
- Demolitions increased 53% to 332, with New Castle County showing 179 units, Kent County 125 and Sussex County 28, again due in part to state and local government efforts.

Details are available in the tables and graphs on the following pages. For additional 1989 data, contact DSHA at (302) 736-4263.

HOUSING PRODUCTION IN DELAWARE (Doc. #10-03-90-02-01) is a publication of the Delaware State Housing Authority. The report is designed to profile, on an annual basis, housing activity in Delaware. Data included are: number of new housing units authorized by building permit, number of mobile (manufactured) homes placed, rehabilitated housing units and residential demolitions. Address all letters and change of addresses to: Delaware State Housing Authority, Planning & Community Development Section, 18 The Green, P.O. Box 1401, Dover, DE 19901, ATTN: Judy Martin. The cooperation of local building permit offices in supplying data for this report is gratefully acknowledged. Printed in the USA.

NEW CASTLE COUNTY

TABLE 2: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1988 TOTAL	1989 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1989 TOTAL
Bellefonte	S-F	0	2	0	1	0	3
	M-F	0	0	0	0	0	0
Elsmere	S-F	3	2	0	0	0	2
	M-F	0	0	0	0	0	0
New Castle	S-F	5	0	4	1	1	6
	M-F	3	0	0	0	0	0
Newark	S-F	170	36	16	3	24	79
	M-F	32	0	0	80	0	80
Newport	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Odessa	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Wilmington	S-F	136	23	44	36	35	138
	M-F	0	2	16	0	0	18
Unincorporated Areas	S-F	3,415	666	626	661	570	2,523
	M-F	1,141	33	473	16	151	673
New Castle Co. Total On-Site Activity	S-F	3,729	729	690	702	630	2,751
	M-F	1,176	35	489	96	151	771
		4,905	764	1,179	798	781	3,522
County Mobile (Manufactured) Home Sales		397	69	87	72	87	315
TOTAL COUNTY PRODUCTION		5,302	833	1,266	870	868	3,837

KENT COUNTY

TABLE 3: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1988 TOTAL	1989 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1989 TOTAL
Camden	S-F	5	1	0	1	1	3
	M-F	0	0	4	0	0	4
Dover	S-F	255	21	32	74	37	164
	M-F	190	2	0	32	20	54
Harrington	S-F	5	2	5	2	2	11
	M-F	0	0	0	0	0	0
Milford (K)	S-F	2	1	2	0	0	3
	M-F	18	0	0	0	0	0
Smyrna	S-F	21	3	3	3	0	9
	M-F	2	0	0	0	0	0
Unincorporated Areas	S-F	408	95	105	120	102	422
	M-F	0	0	0	0	0	0
Kent County Total On-Site Activity	S-F	696	123	147	200	142	612
	M-F	210	2	4	32	20	58
	Total	906	125	151	232	162	670
County Mobile (Manufactured) Home Sales		365	101	121	87	80	389
TOTAL COUNTY PRODUCTION		1,271	226	272	319	242	1,059

SUSSEX COUNTY

TABLE 4: ON-SITE PERMITS ISSUED AND MOBILE (MANUFACTURED) HOME SALES

LOCATION	STRUCTURE	1988 TOTAL	1989 1st Qtr	2nd Qtr	3rd Qtr	4th Qtr	1989 TOTAL
Bethany	S-F	32	16	13	5	8	42
	M-F	34	4	4	4	12	24
Bethel	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Blades	S-F	8	1	2	1	1	5
	M-F	33	0	0	0	0	0
Bridgeville	S-F	2	1	1	0	0	2
	M-F	0	0	50	0	0	50
Dagsboro	S-F	1	0	1	0	0	1
	M-F	0	0	0	0	0	0
Delmar	S-F	2	0	0	0	2	2
	M-F	0	0	0	0	0	0
Dewey Beach	S-F	0	0	0	0	0	0
	M-F	0	0	0	14	0	14
Fenwick Island	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Georgetown	S-F	10	1	0	1	0	2
	M-F	0	0	0	50	0	50
Greenwood	S-F	0	1	0	0	0	1
	M-F	0	0	0	0	0	0
Henlopen Acres	S-F	0	0	0	0	0	0
	M-F	0	0	0	0	0	0
Laurel	S-F	0	3	0	0	0	3
	M-F	0	0	0	36	0	36
Lewes	S-F	24	4	5	8	7	24
	M-F	0	7	0	0	0	7
Milford (S)	S-F	2	0	1	0	0	1
	M-F	0	0	0	0	0	0
Millsboro	S-F	9	2	9	3	3	17
	M-F	6	0	0	0	0	0
Milton	S-F	1	12	6	16	11	45
	M-F	4	0	0	0	0	0
Ocean View	S-F	22	3	6	4	20	33
	M-F	0	0	0	0	0	0
Rehoboth	S-F	13	4	1	1	2	8
	M-F	4	0	0	0	0	0
Seaford	S-F	26	1	8	5	0	14
	M-F	0	24	4	0	36	64
Selbyville	S-F	6	0	2	2	3	7
	M-F	0	0	0	0	0	0
Slaughter Beach	S-F	0	0	0	0	1	1
	M-F	0	0	0	0	0	0
South Bethany	S-F	41	17	11	8	12	48
	M-F	0	0	0	0	0	0
Unincorporated Areas	S-F	1,099	238	207	204	203	852
Sussex County	M-F	154	8	26	21	51	106
Total On-Site Activity	S-F	1,298	304	273	258	273	1,108
	M-F	235	43	84	125	99	351
	Total	1,533	347	357	383	372	1,459
County Mobile (Manufactured) Home Sales		810	181	200	156	163	700
TOTAL COUNTY PRODUCTION		2,343	528	557	539	535	2,159

TABLE 5: REHABILITATED HOUSING (UNITS AND COST IN THOUSANDS)

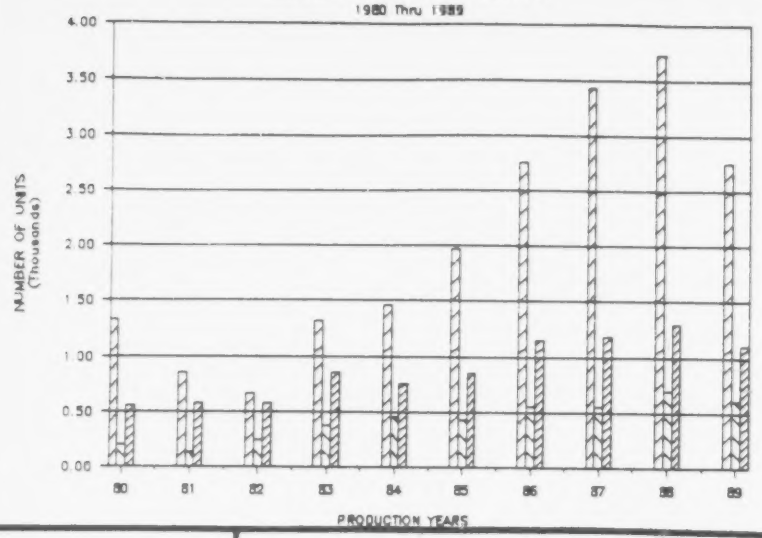
LOCATION	1988 UNITS	1988 COST	1989 UNITS	1989 COST
NEW CASTLE				
Bellefonte	0	0	1	24
Elsmere	6	58	8	103
New Castle	6	97	11	273
Newark	15	267	25	539
Newport	0	0	7	79
Odessa	0	0	0	0
Wilmington	747	9,668	305	11,088
Unincorporated Areas	582	12,670	1,627	53,734
COUNTY TOTAL	1,356	22,760	1,984	65,840
KENT				
Camden	0	0	1	8
Dover	47	806	41	558
Harrington	0	0	5	112
Milford (K)	2	35	10	66
Smyrna	0	0	0	0
Unincorporated Areas	114	1,764	134	2,168
COUNTY TOTAL	163	2,605	191	2,912
SUSSEX				
Bethany	16	388	8	304
Bethel	0	0	1	8
Blades	2	26	1	5
Bridgeville	0	0	0	0
Dagsboro	1	9	1	12
Delmar	7	75	4	47
Dewey Beach	0	0	0	0
Fenwick Island	0	0	0	0
Georgetown	4	96	5	185
Greenwood	0	0	0	0
Henlopen Acres	0	0	0	0
Laurel	3	33	3	20
Lewes	40	1,382	22	569
Milford (S)	1	5	9	77
Millsboro	1	18	3	40
Milton	0	0	15	154
Ocean View	1	30	2	60
Rehoboth	43	1,007	20	669
Seaford	19	259	13	235
Selbyville	0	0	2	26
Slaughter Beach	0	0	7	110
South Bethany	8	288	2	50
Unincorporated Areas	187	1,774	182	3,062
COUNTY TOTAL	333	5,390	300	5,633
STATEWIDE	1,852	30,755	2,475	74,385

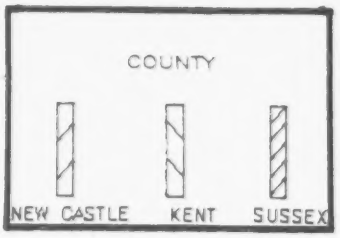
TABLE 6: RESIDENTIAL UNITS DEMOLISHED

LOCATION	NUMBER OF UNITS DEMOLISHED 1988	1989
NEW CASTLE		
Bellefonte	0	0
Elsmere	2	0
New Castle	3	3
Newark	1	2
Newport	1	0
Odessa	0	0
Wilmington	68	109
Unincorporated Areas	54	65
COUNTY TOTAL	129	179
KENT		
Camden	0	8
Dover	0	0
Harrington	0	1
Milford (K)	1	2
Smyrna	6	5
Unincorporated Areas	63	109
COUNTY TOTAL	70	125
SUSSEX		
Bethany	2	2
Bethel	0	0
Blades	0	0
Bridgeville	0	0
Dagsboro	0	0
Delmar	1	2
Dewey Beach	0	0
Fenwick Island	0	0
Georgetown	0	3
Greenwood	0	0
Henlopen Acres	0	0
Laurel	0	1
Lewes	2	1
Milford (S)	2	5
Millsboro	1	0
Milton	0	0
Ocean View	0	2
Rehoboth	5	5
Seaford	7	7
Selbyville	0	0
Slaughter Beach	0	0
South Bethany	0	0
Unincorporated Areas	0	0
COUNTY TOTAL	18	28
STATEWIDE TOTAL	217	332

SINGLE FAMILY UNITS

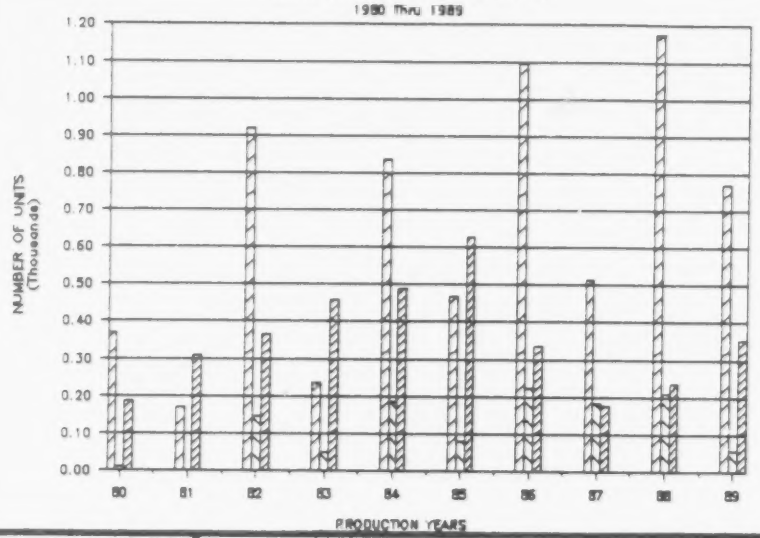
1980 Thru 1989





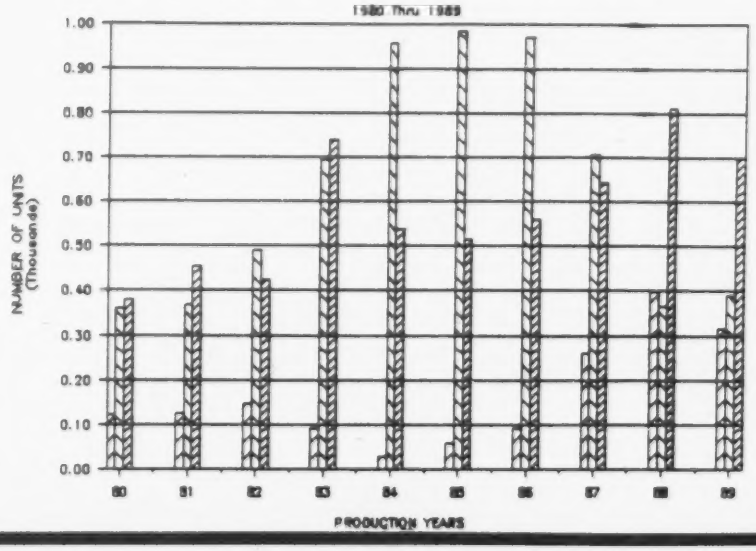
MULTI-FAMILY UNITS

1980 Thru 1989



MOBILE (MANUFACTURED) HOME SALES

1980 Thru 1989



DEFINITIONS

Housing Unit - a room or group of rooms intended for occupancy as separate year-round living quarters by one or more persons, and includes permanent provisions for living, sleeping, eating, cooking, and sanitation.

Single-Family Unit - one-family free-standing home, condominium, townhouse or row house intended to be sold.

Multi-Family Unit - a unit in a building occupied by more than one family all sharing a common area of land (e.g. apartments and townhouses intended to be rented.)

Substantial Rehabilitation - additions and alterations containing 3 of the following 4 elements constitute substantial rehabilitation: electrical, heating, plumbing or structural work.

On-site Construction - housing built at the site it will occupy once completed. For the purposes of this report, modular housing is included in this definition. Mobile (manufactured) homes are not on-site construction.

Abbreviations Key
S-F - single-family
M-F - multi-family
M-H - mobile (manufactured) home.

HOUSING PRODUCTION VOLUME

	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989
SINGLE FAMILY												
NCC	1,441	1,185	1,328	857	664	1,318	1,466	1,976	2,750	3,429	3,729	2,751
KENT	443	372	198	133	244	375	456	430	550	553	696	612
SUSSEX	733	642	552	573	577	856	758	854	1,153	1,186	1,298	1,108
STATE	2,617	2,199	2,078	1,563	1,485	2,549	2,680	3,260	4,453	5,168	5,723	4,471
MULTI-FAMILY												
NCC	299	566	368	170	921	235	836	468	1,096	516	1,176	771
KENT	102	161	11	0	146	51	185	80	221	183	210	58
SUSSEX	98	82	186	310	366	459	489	627	335	176	235	351
STATE	499	809	565	480	1,433	745	1,510	1,175	1,652	875	1,621	1,180
MOBILE (MANUFACTURED) HOME SALES												
NCC	178	98	122	125	146	92	27	59	92	261	397	315
KENT	514	584	360	367	491	695	956	984	971	706	365	389
SUSSEX	273	466	380	454	424	738	536	515	558	642	810	700
STATE	965	1,148	862	946	1,061	1,525	1,519	1,558	1,621	1,609	1,572	1,404
TOTAL PRODUCTION												
NCC	1,918	1,849	1,818	1,152	1,731	1,645	2,329	2,503	3,938	4,206	5,302	3,837
KENT	1,059	1,117	569	500	881	1,121	1,597	1,494	1,742	1,442	1,271	1,059
SUSSEX	1,104	1,190	1,118	1,337	1,367	2,053	1,783	1,996	2,046	2,004	2,343	2,159
STATE	4,081	4,156	3,505	2,989	3,979	4,819	5,709	5,993	7,726	7,652	8,916	7,055